



**Sartain's Heritage**  
Properties, LLC.  
www.SartainsHeritage.com

# Shelby

## 116 Acres +/-

### Lauderdale County, MS



#### CONTACT:

**J. PARKER SARTAIN**  
601.506.2398  
psartain@sartainsheritage.com

Sartain's Heritage Properties  
106 First Choice Drive  
Madison, MS 39110  
Phone: 601-856-2720  
Fax: 601-853-6765  
www.SartainsHeritage.com

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116 acres located twelve miles east of Meridian and just south of Interstate 20. The property consists of approximately 100 acres of two year replanted pines with the balance in older age pine Streamside Management Zones. Access is permissive across the south adjoiner with utilities available off Gressett Shelby Road approximately 870 feet south of the property. A powerline on the east portion of the property offers food plot opportunities for deer hunting. The terrain is rolling with a bottom offering lake construction potential. Being surrounded by other timberlands this property can be a great recreational and timberland investment tract.

**\$197,679.00**



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